



Administrative Approval Action

Case File / Name: ASR-SR-34-2019
SEABOARD STATION BLOCK A

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Peace Street and west of Halifax Street. The site addresses are 8 West Peace Street, 605 Halifax Street and 5 Seaboard Avenue. The corresponding PIN numbers are 1704-62-2079, 1704-72-0096 and 1704-72-0186.

REQUEST: The applicant is requesting to develop 0.96 acres of a tract zoned Downtown Mixed Use- 7 stories with an Urban General Frontage (DX-7-UG). The development encompasses a 6 story building, a 7 story building and structured parking. The total gross floor area for the development is 194,240 sf, this excludes structured parking. Below is the allocation of square footage in the development:

- Hotel (77,000 square feet)
- Retail (2,822 square feet)
- Multi-unit living (76,035 square feet)
- Eating Establishment (11,240 square feet) & Lobby/Courtyard (27.143 sf)
- Vehicle Parking (59,804 square feet)

There have been 2 Variances and 2 Design Adjustments approved by the Board of Adjustment. One Administrative Alternate was reviewed by the Appearance Commission and approved by the Planning Director Designee. These items are listed below:

- Board of Adjustment Variance, A-96-19 - Block Perimeter Design Adjustment
- Design Adjustment, A-140-19 - Driveway Adjustment/Ingress-Egress
- Design Adjustment, A-7-20 - Variable Width Right of Way
- Board of Adjustment Variance, BOA-0007-20 - Driveway Width
- Administrative Alternate, AAD-24-19 - Transparency & Pedestrian Access Easement

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 14, 2020 by Rob Steward.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General



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1. Demonstrate compliance with Transparency standards in UDO Section 1.5.9, UDO Section 3.2.6, and the Administrative Alternate approval under AAD-24-2019.
2. The development shall comply with UDO Section 7.1.5.B by providing Staff a remote parking agreement.
3. A recombination plat is reviewed, approved & recorded at Wake Co Register of Deeds.

Engineering

4. For the building foundations proposed within the public right-of-way, an easement and/or agreement, as deemed appropriate and sufficient by City Staff, that permits portions of the building to encroach within the Seaboard Station Drive, Peace Street, Seaboard Avenue, and Halifax Street right-of-way must be approved by City Council. Any applicable easement must be conveyed to the City of Raleigh and the location as identified on the plans shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If the recorded copy of the document is not provided as indicated herein, further recordings and building permit issuance will be withheld.
5. An encroachment submittal for all non-typical structures and materials proposed within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by the City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
7. That the existing right-of-way along Seaboard Ave as shown on the plans is abandoned and a resolution number shown on all plats.
8. Verify / correct the Gross and Net Site area given the amount of ROW dedication.

Public Utilities

9. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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12. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sidewalk deed of easement conveyed to the City of Raleigh for the public sidewalk located on private property within the Duke Energy easement as identified on the preliminary plans, shall be approved by City Staff and Duke Energy, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If the recorded copy of the document is not provided as indicated herein, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

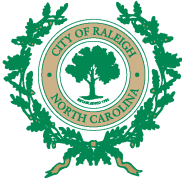
Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General



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1. A demolition permit shall be obtained.
2. Comply with all conditions of A-96-19; A-140-19; AAD-24-19; BOA-0007-20; A-7-20 and A-13-20
3. The development shall comply with UDO Section 7.1.5.B by providing Staff a remote parking agreement.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

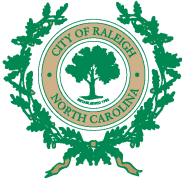
Stormwater

6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
9. An encroachment agreement for private stormwater infrastructure within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees (2 of which are in tree grates) along Seaboard Avenue, 4 street trees along Halifax Street, 6 street trees along Peace Street, and 4 street trees along Seaboard Station Drive.
11. A public infrastructure surety for 23 street trees and 2 street trees in tree grates shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:



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Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

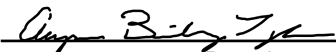
3-Year Expiration Date: August 21, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 08/21/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy



STEWART
 223 S. WEST ST. #100 PHOENIX, AZ 85001
 602.441.1100 FAX: 602.441.1101
 1100 N. CENTRAL AVENUE SUITE 100 PHOENIX, AZ 85004
 602.441.1100 FAX: 602.441.1101



Client:



Project:

SEABOARD STATION - BLOCK A

Locality map:

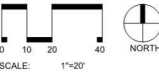


Scale:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

No.	Date	Description
1	10.29.2018	City Comments
2	1.31.2019	City Comments
3	1.17.2019	City Comments
4	6.12.2020	City Comments
5	7.28.2020	City Comments

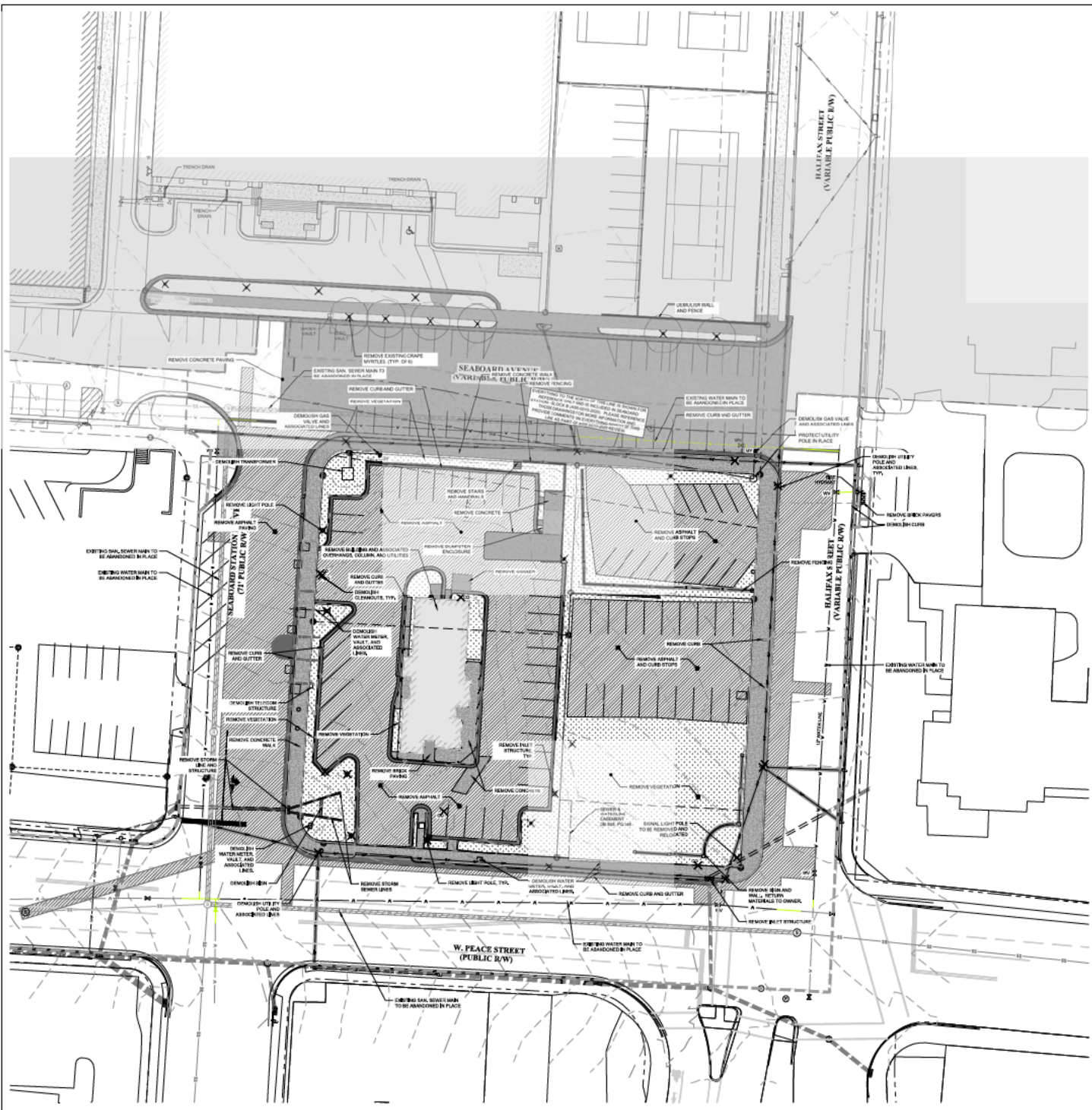


PROPERTY LINE AND EASEMENT PLAN

Project number: 19117 Sheet:
 Date: 10.29.2018
 Drawn by: JP
 Approved by: CRM **C1.02**




L:\Projects\2018\19117 - Seaboard Station\DWG\19117-C1-02-Recombination Plan.dwg Jul 14, 2020 - 1:28pm




DEMOLITION LEGEND:

[Symbol]	REMOVE BULKHEAD
[Symbol]	REMOVE ASPHALT
[Symbol]	REMOVE BRICK WALKWAY
[Symbol]	REMOVE CONCRETE
[Symbol]	REMOVE VEGETATION
[Symbol]	REMOVE WATER LINE
[Symbol]	REMOVE SHIRT HEAD SEWER LINE
[Symbol]	REMOVE STORM DRAINAGE
[Symbol]	REMOVE FENCE
[Symbol]	REMOVE OVERHEAD POWER LINE
[Symbol]	THREE FOOT PROTECTION FENCE LIMITS OF DISTURBANCE
[Symbol]	COORDINATE LIGHT POLE REMOVAL
[Symbol]	REMOVE TREE
[Symbol]	REMOVE WHEEL STOP
[Symbol]	REMOVE CURB & GUTTER
[Symbol]	REMOVE SIGN
[Symbol]	REMOVE RETAINING WALL

- DEMOLITION NOTES:**
- REFER TO SHEET C001 FOR GENERAL NOTES.
 - THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST CURB JOINT OR BAW OUT TO OBTAIN A CLEAN EDGE.
 - THE CONTRACTOR SHALL REMOVE ALL ASPHALT PRIOR TO BEGINNING DEMOLITION OPERATIONS. NORTH-NORTHWEST CORNER OF THE DEMOLITION SITE IS TO BE GRASS. HOLDING RIGHTS TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL REMOVE LOCAL UTILITIES THAT INTERFERE WITH DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - CLEARANCE AND WATER MAINS LOCATED AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND MUST BE KEPT FILL WITH NEW GRAVE.
 - ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE CITY DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NORTH-NORTHWEST CORNER OF THE DEMOLITION SITE IS TO BE GRASS. HOLDING RIGHTS TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL REMOVE LOCAL UTILITIES THAT INTERFERE WITH DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - CLEAN UP SHALL BE PERFORMED FOR EACH PHASE OF DEMOLITION. CLEAN UP SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ADJACENT WITHIN THE REMOVAL.
 - ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DEPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
 - REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN REQUIREMENTS.
 - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REGULATIONS.
 - THREE FOOT PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - WHERE UTILITIES TO BE REMOVED IMPACT THE FOOTPRINT OF THE DEMOLITION THE CONTRACTOR SHALL EXCISE AND REMOVE AN ADDITIONAL 2 FEET OF SOIL TO BE BUILT WITH THE EXISTING AND FILL WITH CLEAN SURFACE SOIL. SHALL BE UTILIZED FOR REPAIRS AND COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE CURB AND GUTTER REMAINS UNDISTURBED. IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN FUTURE WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
 - DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES SHALL BE PERFORMED IN SUCH A MANNER THAT THE CURB AND GUTTER REMAINS UNDISTURBED. IMPACT ON WATER SERVICE INTERRUPTION TO EXISTING UTILITIES TO BE REMOVED. CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE TO THE EXISTING DRIVEWAY, WALKWAY, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION. ACCESS AND TRAFFIC. CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - ALL MATERIALS, FURNISHMENTS, UTILITIES AND PAVEMENT THAT ARE NOT DESIGNATED FOR REMOVAL SHALL BE REMOVED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REMOVED BY THE CONTRACTOR AT AN ADDITIONAL COST TO THE OWNER.
 - WHERE UTILITIES ARE SHOWN TO BE REMOVED, CONTRACTOR SHALL MAINTAIN NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION. CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION. CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND LOCAL UTILITY LOCATIONS PRIOR TO DEMOLITION.




Client:




Project:

SEABOARD STATION - BLOCK A

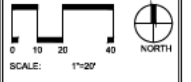
Utility map:



Site:



Scale:



Scale: 1"=20'

DEMOLITION PLAN

Project number: 10117 Street
 Date: 10/21/18
 Drawn by: JP
 Approved by: CMH

C2.00



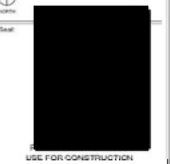
UTILITY LEGEND	
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FDC
	PROPOSED BACKFLOW METER
	PROPOSED POST INDICATOR VALVE (PIV)
	GREASE INTERCEPTOR
	300' HYDRANT COVERAGE CIRCLE
	LIMITS OF DISTURBANCE

STEWART
 2025 W. 10th St. #100
 LEWIS & CLARK BLDG.
 33603 MISSOURI
 PHONE: (314) 435-1100
 WWW.STEWARTCD.COM
 PROJECT: C-20177

CLINE
 DESIGN

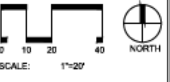
Client:

Project:
SEABOARD STATION - BLOCK A



Scale for Construction

No.	Date	Description
1	10/26/2017	CDK Comments
2	11/15/2017	CDK Comments
3	12/15/2017	CDK Comments
4	1/10/2018	CDK Comments
5	1/24/2018	CDK Comments
6	2/14/2018	CDK Comments
7		
8		
9		
10		



UTILITY NOTES:	PROPOSED UTILITY SEPARATION:	SEWER NOTES:	WATER NOTES:
<ol style="list-style-type: none"> REFER TO SHEET C-2017 FOR GENERAL NOTES. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, GAS OR OTHER) FOR THE PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON ALL NEW AND EXISTING UTILITY SEPARATION TO INSURE SMOOTH TRANSITION BETWEEN SECTIONS. THE CONTRACTOR SHALL COORDINATE ALL PROVISIONS AND SPECIES AND INTERUPTIONS WITH CONCRETE REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNLESS THE USER, BEIT OF WATER MAIN TO EXISTING AND CONFORMANCE, METALLIC RESPONSE TO PROTECTIVE AND ALL NECESSARY ASSIGNING AND TRAFFIC CONTROL, CONDUCT ALL WORK BASED TO THE PUBLIC RIGHTS OF WAY. THE CONTRACTOR SHALL NOT REMOVE ANY FIRE HYDRANT REMAINS AS PART OF THE PROJECT. ANY FIRE HYDRANT REMAINS TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL APPLICABLE REQUIREMENTS AND STANDARDS. 	<ol style="list-style-type: none"> ALL UTILITIES SHALL BE PROTECTED ON THE CONSTRUCTION SITE. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE PROTECTED BY CONCRETE SLABS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. SEPARATION OF UTILITIES SHALL BE TO THE BOTTOM OF THE PROPOSED WATER MAIN. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. 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MANHOLES LOCATED IN EXISTING OR PROPOSED DRIVEWAYS SHALL BE SET AT GRADE. MANHOLES LOCATED IN EXISTING OR PROPOSED DRIVEWAYS SHALL BE SET AT GRADE. MANHOLES REQUIRED TO BE COVERED BY CONCRETE SHALL BE SET AT GRADE. MANHOLES REQUIRED TO BE COVERED BY CONCRETE SHALL BE SET AT GRADE. MANHOLES REQUIRED TO BE COVERED BY CONCRETE SHALL BE SET AT GRADE. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER CLEANOUTS AT ALL CONNECTIONS OR SERVICE CONNECTIONS SHALL BE 4" DIA. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER CLEANOUTS AT ALL CONNECTIONS OR SERVICE CONNECTIONS SHALL BE 4" DIA. SEPARATION OF UTILITIES SHALL BE TO THE BOTTOM OF THE PROPOSED WATER MAIN. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. SEPARATION OF UTILITIES SHALL BE TO THE BOTTOM OF THE PROPOSED WATER MAIN. 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TESTING NOTES: EXISTING SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE RATE OF 1.0 GPM PER 100' OF COVER. UNLESS OTHERWISE NOTED, ALL WATER MAINS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE RATE OF 1.0 GPM PER 100' OF COVER. THE COLOR OF ALL WATER MAINS SHALL BE IDENTIFIED WITH FLUORESCENT PIPING. UNLESS OTHERWISE NOTED, ALL WATER MAINS SHALL BE IDENTIFIED WITH FLUORESCENT PIPING. IF ANY WATER MAINS ARE TO BE IDENTIFIED WITH FLUORESCENT PIPING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL WATER MAINS. UNLESS OTHERWISE NOTED, ALL WATER MAINS SHALL BE IDENTIFIED WITH FLUORESCENT PIPING.

UTILITY PLAN

Project number: 16117
 Sheet: 16117-018
 Date: 1/20/18
 Drawn by: J.P.
 Approved by: C.M.
C6.00

L:\Projects\2017\16117 - Seaboard Station\16117 - Seaboard Station\16117-018\Utility\16117-018-018.dwg, 1/20/18, 10:00 AM



Client:

PLANT SCHEDULE

TREE	CODE	QTY	POTENTIAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES	PLANTING HEIGHT	PLANTING SPACING
	LAR	11	LARODENDRON HYDRA / CATPAWA / CATAWBA / GUARD MYRTLE	0.8 B	1.5 CAL		SHOULDER STOP	80'-00"	80'-00"
	NOFF	4	NOFFA SYLVATICA / BLACK OAK	0.8 B	3" CAL	10' MIN.		80'-00"	20'-00"
	QALY	5	QALYUS LYRATA / HIGH BEAM / HIGH BEAM / OVERCUP OAK	0.8 B	3" CAL	10' MIN.		40'-00"	40'-00"
	QALU	4	QALYUS RUTICOLLIS / BUTTERNUT OAK	0.8 B	3" MIN	10' MIN.		40'-00"	40'-00"

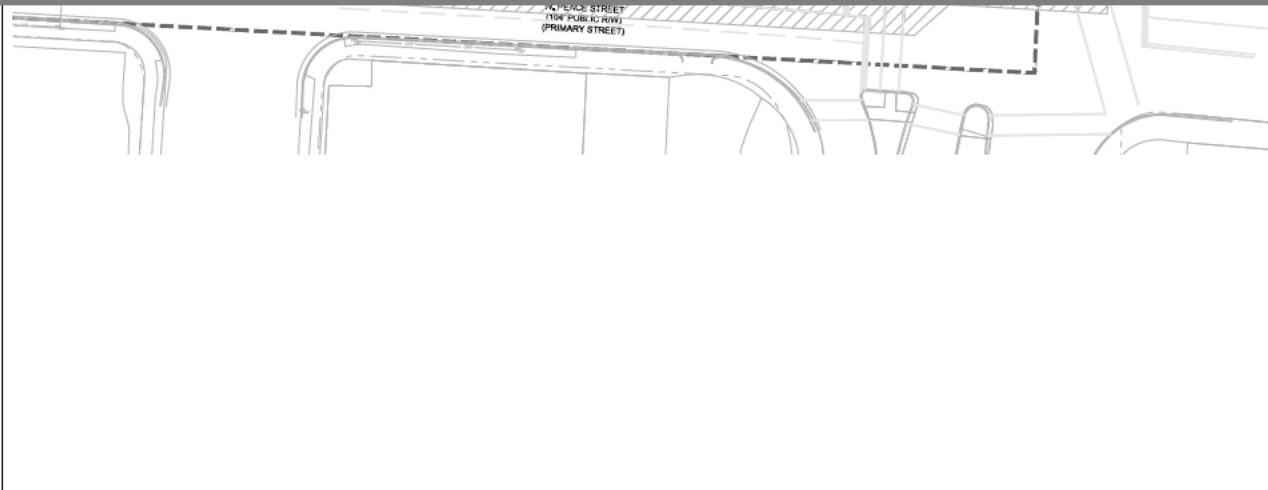
PROVIDED TREES

SPACING	REQUIRED TREES	PROVIDED TREES
80'	6	5
40'	5	4*
40'	4	4
20'	13	13

* APPROVED THROUGH CASE NO. 7-20.

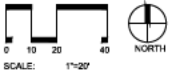


PRELIMINARY - DO NOT USE FOR CONSTRUCTION



Revised by:

No.	Date	Description
1	10/15/2019	City Comments
2	10/15/2019	City Comments
3	10/15/2019	City Comments
4	10/15/2019	City Comments
5	10/15/2019	City Comments



PLANTING PLAN

Project number: 15117 Street
Date: 10/20/2019
Drawn by: J.P.
Approved by: C.M. **L5.00**

